



TOWN of THOMPSON

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Linda Paradise
Asst TOWN CLERK

PLANNING AND ZONING COMMISSION

Minutes - Regular Meeting

Monday, March 25, 2019 7:00 PM

Merrill Seney Room, Town Hall

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1. Call to Order, Roll Call and Seating of Alternates:

The meeting was called to order by Chair Joseph Parodi-Brown at 7:02 PM

Roll Call: Chair Joseph Parodi-Brown, Vice-chair Randy Blackmer, Jr.

John Rice

Charlene Langlois

Missy Desrochers

John B. Lenky

Mike Krogul

Bill Cacciapouti

Chris Nelson

Alvan Hill

Tyra Penn-Gesek

Brian Santos

Absent: Robert Werge, Sr.

Alternates Seated: Alvan Hill for Robert Werge, Sr.

Staff Present: C. Dunne, Zoning Enforcement Officer; D. Minarik, Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: N/A

4. Approve minutes:

a. February 25, 2019 PZC Regular Meeting

Charlene Langlois moved and Bill Cacciapouti seconded the motion to accept the 2/25/18 minutes as written. A roll call vote was taken
The motion carried unanimously.

5. Applications received:

a. **PZC Application #19-05:** Applicant and homeowner: David Hancock, for property at 131 Sunset Hill Road, Map 103, Block 41, Lot 8, Zone R40, requesting Home Occupation for "**Hancock Forest Products**", logging and tree work off premise, and wood products; Ms. Dunne explained the letter received by Wetlands Agent; Mr. Hancock was present to answer questions; logging off site, no sawmill activity on property, equipment parked on property, makes items in small woodshop to sell at craft fairs.

John Rice moved and Chris Nelson seconded the motion to approve Application #19-05 for Home Occupation for office space. A roll call vote was taken.
The motion carried unanimously.

b. **PZC Application #19-06:** Applicant and homeowner: Pat Rudzinski, for property at 0 Labby Road, Map 95, Block 27, Lot 17, Zone R40, requesting Gravel Mining Operation Renewal Permit; pictures taken today by Wetlands Agent; still in Phase 1; only removed 150 cu yds last year; commission would like colored map indicating where gravel was removed from in past year and proposed removal location, submitted with renewal application; all fees are paid.

John B. Lenky moved and Bill Cacciapouti seconded the motion to approve Application #19-06 for 1 year renewal of gravel mining operation permit.
A roll call vote was taken
The motion carried unanimously.

- c. **PZC Application #19-07:** Applicant: Strategic Commercial Realty, Inc. d/b/a Rawson Materials, owner River Junction Estates, LLC, for property at 363 Quaddick Town Farm Rd, Map 156, Block 8, Lot 7, Zone RA80, requesting a Gravel Mining Operation Permit to excavate sand and gravel.
Randy Blackmer, Jr. moved and John B. Lenky seconded the motion to set a Public Hearing for Application #19-07 on April 22, 2019 at 7:00pm during the next regularly scheduled meeting. A roll call vote was taken
The motion carried unanimously.
- d. **PZC Application #19-08:** Applicant: French River Materials of Thompson; Owner: Strategic Commercial Realty, Inc. for property at 307 Reardon Road, Map 65, Block 101, Lot 6, Zone I (Industrial), requesting Gravel Mining Operation Renewal Permit; Herold Hopkins of French River Materials was present to explain proposed work and answer questions, he handed out map, has 250 feet left to remove in Phase 1 and then start Phase 2; minimal complaints on blasting this past year, 1st Selectman attended some blasting events, no issues noted.
Randy Blackmer, Jr. moved and Chris Nelson seconded the motion to approve Application #19-08 for 1 year renewal of gravel mining operation permit.
Discussion – no complaints on blasting in past year; clean operation; need watering hole to keep dust quantity down
A roll call vote was taken. **The motion carried unanimously.**
- e. **PZC Application #19-09:** Applicant and homeowner: James and Tanya Clark, for property at 113 Labby Road, Map 95, Block 40, Lot 2F, Zone R40, requesting Home Occupation Permit to **operate consulting organization to Outpatient Mobile Solutions, Inc.** James and Tanya Clark were present to explain their application to form LLC for additional buffer for mal-practice lawsuits, all services off site in patients homes, 4 employees to start, when business grows will look for commercial space; minimal traffic, employee's may need to stop in to switch out equipment.
Alvan Hill moved and John B. Lenky seconded the motion to approve Application #19-09 for Home Occupation. A roll call vote was taken
The motion carried unanimously.
- f. **PZC Application #19-10:** Applicant and homeowner: James and Tanya Clark, for property at 113 Labby Road, Map 95, Block 40, Lot 2F, Zone R40, requesting Home Occupation Permit for **Outpatient Mobile Solutions, Inc. to provide in-home outpatient Physical Occupation Therapy Services**, Tanya Clark is registered OT, all work done off site,
John Rice moved and Bill Cacciapouti seconded the motion to approve Application #19-10 for Home Occupation. A roll call vote was taken
The motion carried unanimously.
- g. **PZC Application #19-11:** Applicant and homeowner: Berlin & Rebecca Philbrook, for property at 74 Watson Rd, Map 15, Block 72, Lot 20, Zone R40, requesting Home Occupation Permit for **Terah Body Essentials**, on-line selling, storage and shipping of soap products; no traffic or customers at home, mails all orders at Post Office.
John Rice moved and Chris Nelson seconded the motion to approve Application #19-11 for Home Occupation.
Discussion – soap made on site, concerns with process or waste
John Rice amended his motion and Chris Nelson seconded the amendment to include ZEO to investigate Commissions concerns with product process and possible waste before signing permit. A roll call vote was taken
The motion carried unanimously.

- h. **PZC Application #19-12:** Applicant: Melissa MacGrory, Property Owner: Evan McCarthy, for property at 990 Riverside Dr, Map 137, Block 88, Lot 18, Zone R40, requesting Home Occupation Permit for Bombshell Beauty Co. which offers tanning, make-up, skin care and esthetic services; has NDDH approval; only 1 client at a time; small parking sign in back, no business sign in front;

Chris Nelson moved and Mike Krogul seconded the motion to approve Application #19-12 for Home Occupation as read. A roll call vote was taken
The motion carried unanimously.

6. Applications received after agenda posted: None
7. Citizens Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 3/28/18 – have expended 56.4% of budget
 - b. Director of Planning and Development Report – none
 - c. ZEO Report
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals – no meeting in March
 - b. Webster Planning Board notice of decision and for Public Hearing
 - c. Letter from Linda Jarmolowicz re: 10 Denis Drive
 - d. Second Notification of Application to State of Connecticut Siting Council, EM Sprint-141-190207, for 720 Thompson Rd, owner: Crown Castle
 - e. NECCOG – Woodstock Zoning Regulation Amendment
10. Signing of Mylar: None
11. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd. ZEO has call into him with no response to date; Commission requested ZEO send letter stating if no contact made within 1 month the Commission will withdraw the bond and have area cleaned up.
12. New Business:
 - a. Notification of Application to Connecticut Siting Council for 720 Thompson Road, owner - Crown Castle. A short discussion ensued – no action taken.
 - a. The Last Green Valley relations manager would like to meet with the Commission to explain and see how the Last Green Valley affects our region and town, sharing with EDC & Branding
 - b. Zoning Review Process – ZEO explained her process for recording conversations with Town's people and hopes to do the same with Violations
 - c. Seminars – Update on Saturday's seminar, distinction between Zoning and Planning, conflict of interest, ZEO will add regulation with recommendations; other towns are just thinking about changing their regulations but Thompson is already doing it; incubator for small/start-up businesses;
13. Commissioners' Comments:
 - a. Thanks to ZEO for all the work she does and taking it up a level
 - b. Madison Ave – Wetlands still working with them; no Bond in place yet
 - c. Update on using the new town attorneys –vs- Commission's attorney – if all departments use same attorneys then they know what is going on in each dept. to better serve the town; looking for cost and timely responses

14. Next Meetings:

a. **PZC Sub-Committee Zoning Review Meetings –**

➤ Monday, April 1, 2019:

Article 5 – Districts (continued) & Article 6 – Special Requirements

➤ Monday April 15, 2019:

Article 7 – Zoning Board of Appeals & Article 3 - Definitions

@ 7:00 PM in the Merrill Seney Room, Town Hall.

b. PZC Regular Meeting - Monday April 22, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.

15. Adjournment:

Chris Nelson moved and Randy Blackmer, Jr. seconded the motion to adjourn.

W/O objection the motion carried unanimously.

Chair Parodi-Brown adjourned the meeting at 8:12 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik

Recording Secretary